
Air Force Base Conversion Agency
Training Workshop

**The BRAC 95 Air Force
Base Conversion Process**

Fall/Winter 1996/1997



Air Force Base Conversion Agency

September 1996 Edition

Presented by:

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Purpose

- **To familiarize Air Force staff, communities, regulators, and other interested parties with the BRAC 95 Air Force base conversion process**



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Outline

Block Number	Block Title
1	Background: Air Force BRAC 95 Update
2	Laws, Regulations and Directives Affecting Base Conversion
3	Identifying Interests in Real Property and Redevelopment Planning
4	BRAC Environmental Process
5	Leasing for Reuse
6	Real Property Conveyance Methods
7	Economic Development Conveyances
8	Personal Property
9	Maintenance and Utilities
10	Disposal Decisions and Decision Implementation
11	Integrating the Process



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BRAC 95 Base Conversion Process
Workshop

Background: Air Force BRAC 95 Update



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Background [Block 1]

OBJECTIVE

- **Introduce participants**
- **Describe AFBCA's role in supporting BRAC 95 actions**
- **Discuss current options for supporting privatization**

OUTCOME

- **Attendees will be familiar with Air Force BRAC 95 actions**
- **Attendees will be familiar with key Air Force and DoD roles and responsibilities in the BRAC 95 conversion process**



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1995 Commission Recommendations— Department of the Air Force

Major Base Closures	6
Major Base Realignments	6
Smaller Base or Activity Closures, Realignments, Disestablishments, or Relocations	1
Changes to Previously Approved BRAC Recommendations	7



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Major Base Closures

McClellan Air Force Base, CA
Ontario International Airport Air Guard
Station, CA
Chicago O'Hare International Airport
Air Reserve Station, IL
Roslyn Air Guard Station, NY
Bergstrom Air Reserve Base, TX
Reese Air Force Base, TX

Major Base Realignments

Onizuka Air Station, CA
Eglin Air Force Base, FL
Malmstrom Air Force Base, MT
Grand Forks Air Force Base, ND
Kelly Air Force Base, TX
Hill Air Force Base, UT (Utah Test and
Training Range)

Smaller Base or Activity Closures, Realignments, Disestablishments or Relocations

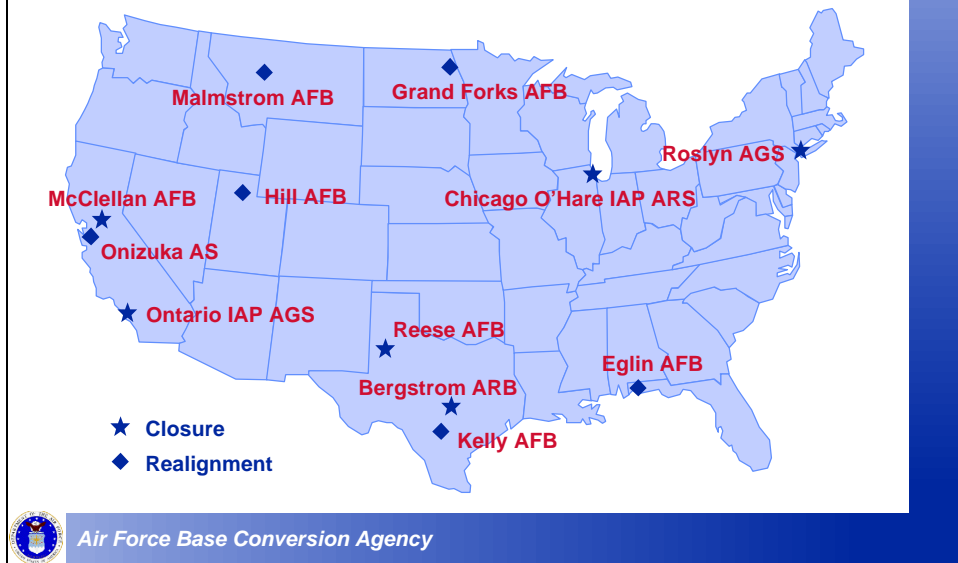
Real-Time Digitally Controlled Analyzer
Processor Activity, Buffalo, NY

Changes to Previously Approved BRAC Recommendations

Williams Air Force Base, AZ
Lowry Air Force Base, CO
Homestead Air Force Base, FL (301st
Rescue Squadron)
Homestead Air Force Base, FL (726th Air
Control Squadron)
MacDill Air Force Base, FL
Griffiss Air Force Base, NY (Airfield
Support for 10th Infantry Division
[Light])
Griffiss Air Force Base, NY (485th
Engineering Installation Group)

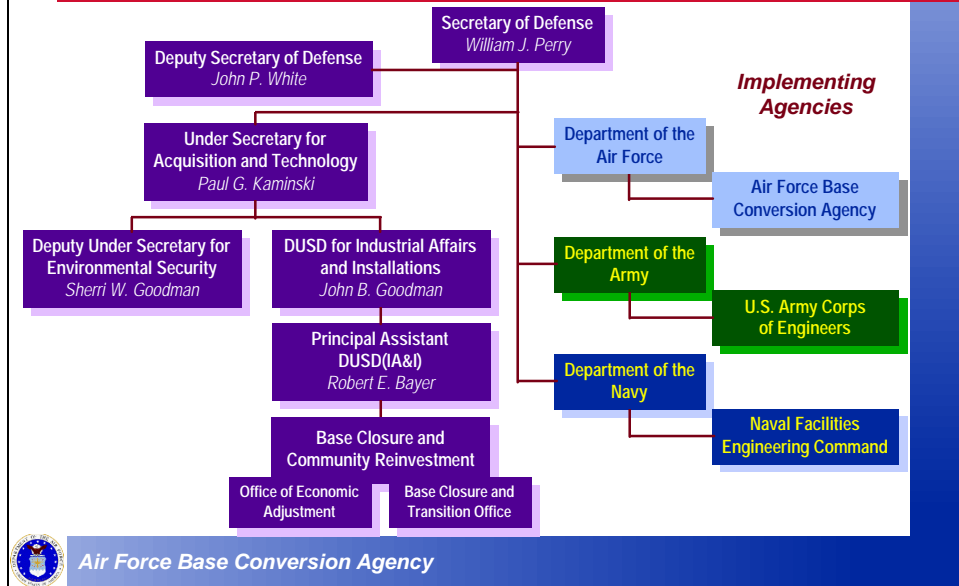
*Source: Defense Base Closure and Realignment Commission, 1995 Report to the President,
1 July 1995*

Major Air Force Base Closures and Realignments— 1995 Commission Report

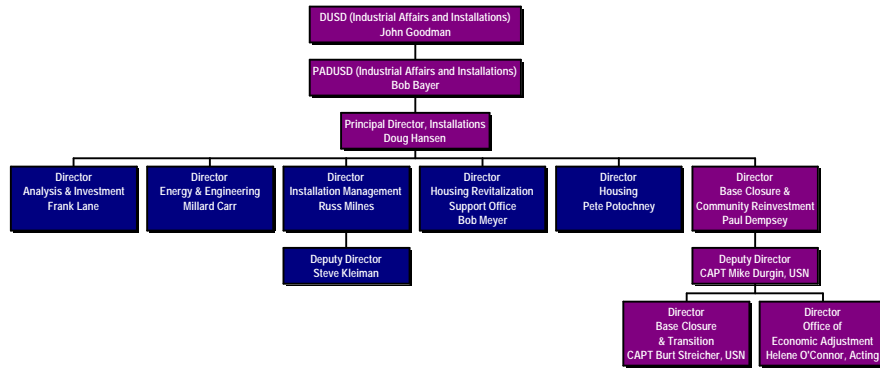


Source: Defense Base Closure and Realignment Commission, 1995 Report to the President, 1 July 1995

Department of Defense Base Reuse Organizations

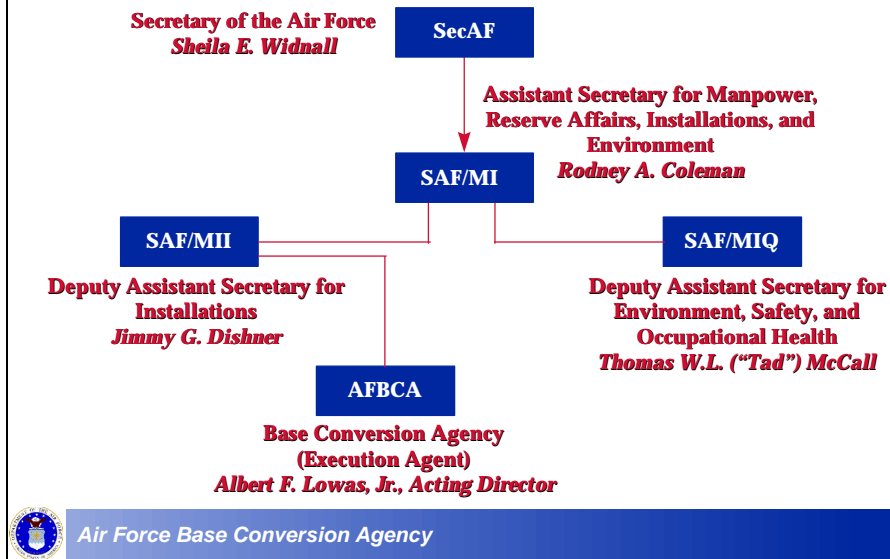


DoD Industrial Affairs and Installations Organization



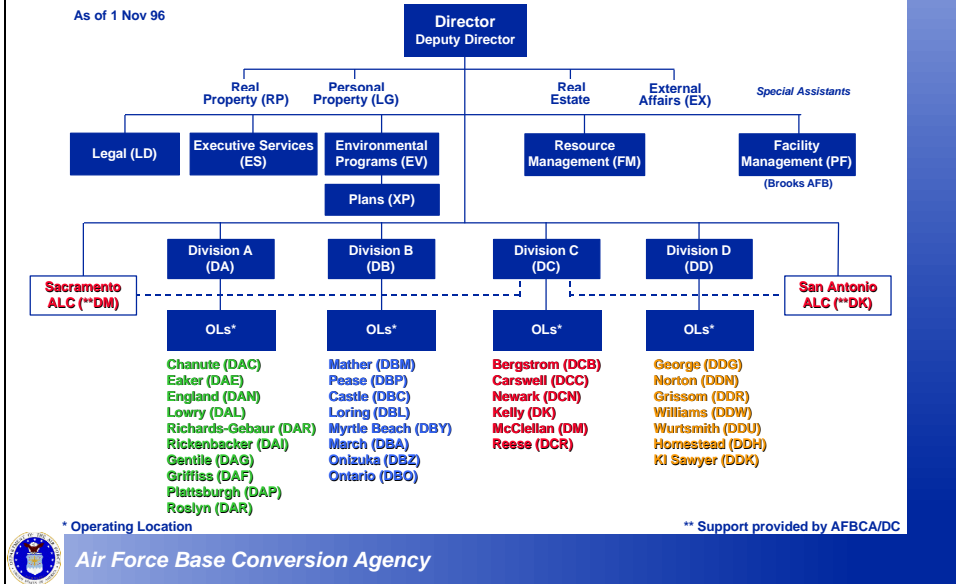
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Air Force Secretariat



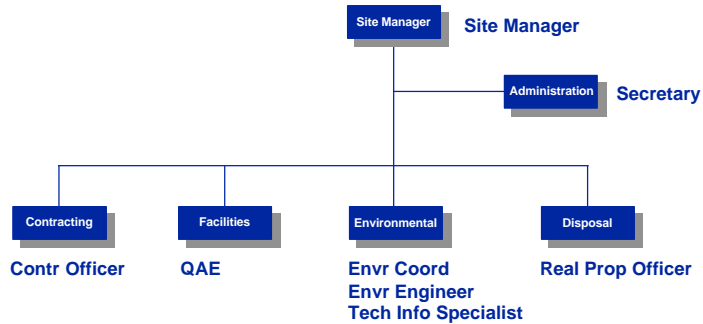
AFBCA Organization

As of 1 Nov 96



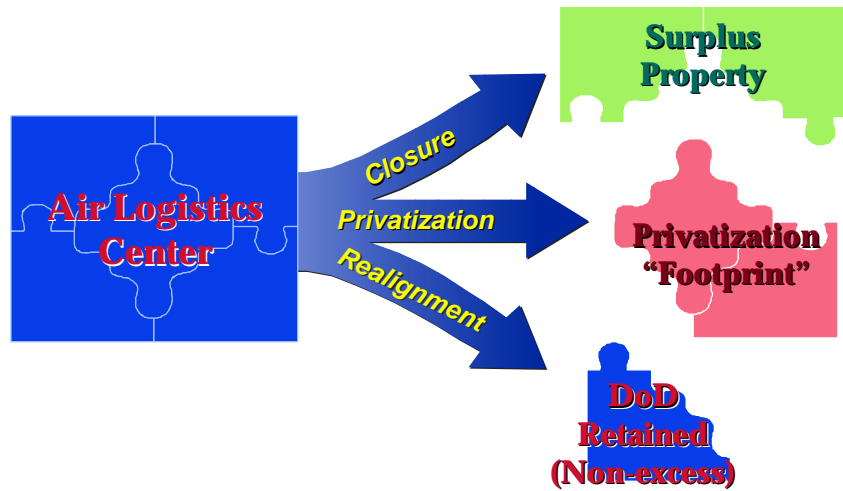
AFBCA—Typical Operating Location

AFBCA Operating Location Staff



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Elements of ALC Reuse/Reinvestment



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Roles/Players in ALC Reuse/Reinvestment



**Surplus
Property**

- ✓ LRA/Community
- ✓ AFBCA



**Privatization
"Footprint"**

- ✓ AFMC
- ✓ LRA/Community/Employees
- ✓ AFBCA



**DoD
Retained
(Non-excess)**

- ✓ AFMC
- ✓ SAF/MII
- ✓ Other MAJCOMs



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Concept of Operations



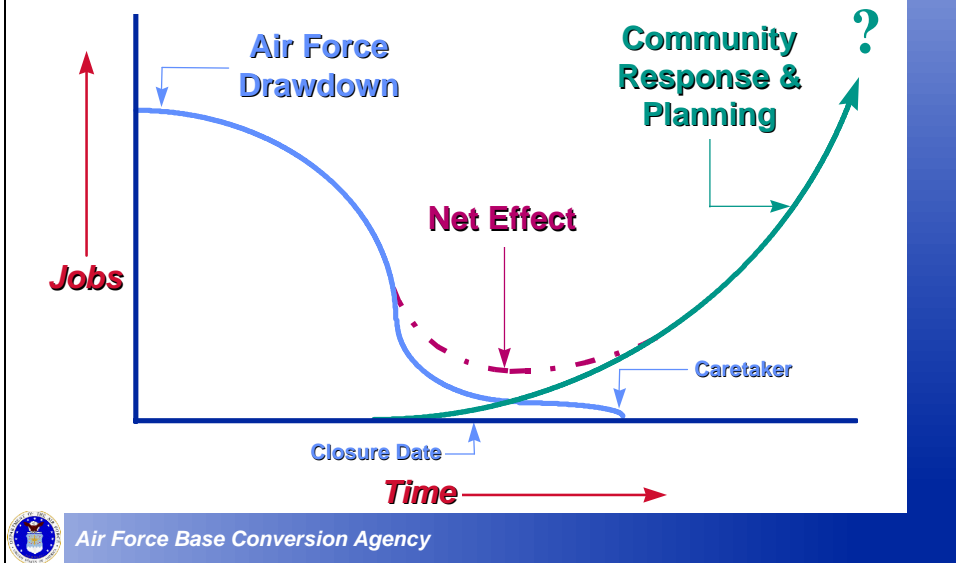
Goals of Privatization

- **Continuation of AFMC mission**
- **Preservation of jobs**
- **Preservation of investment in ALCs**



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Continuity of Jobs—Traditional View



Traditional View vs. New View

Traditional View

- **Total mission drawdown/withdrawal**
- **Reuses uncertain; await community planning**
- **Job creation starts from scratch**
- **Gap in facility use between closure and conveyance**

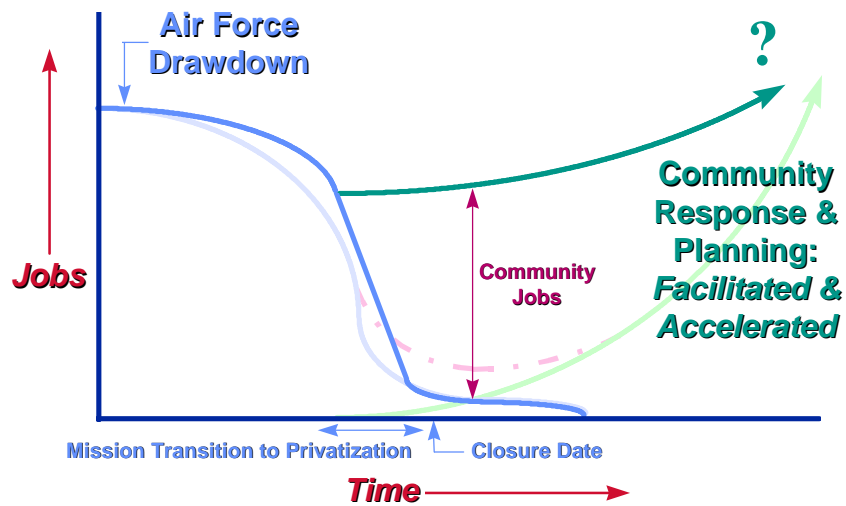
New View

- **Depot mission retained**
- **Core reuse already defined**
- **Job base established**
- **No downtime**



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Continuity of Jobs—New Goal



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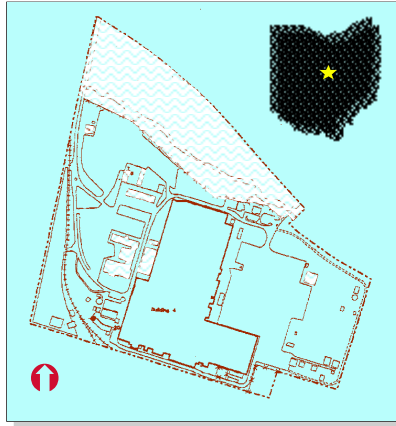
Real Estate Options for Privatization

- **Convey property to operator/contractor**
- **Convey property to developer/
community stock offering; lease to
operator/contractor**
- **Convey property to LRA/community
with lease to operator/contractor**
- **Lease to operator/contractor (GOCO)**



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Privatization: Newark AFB (One Example)

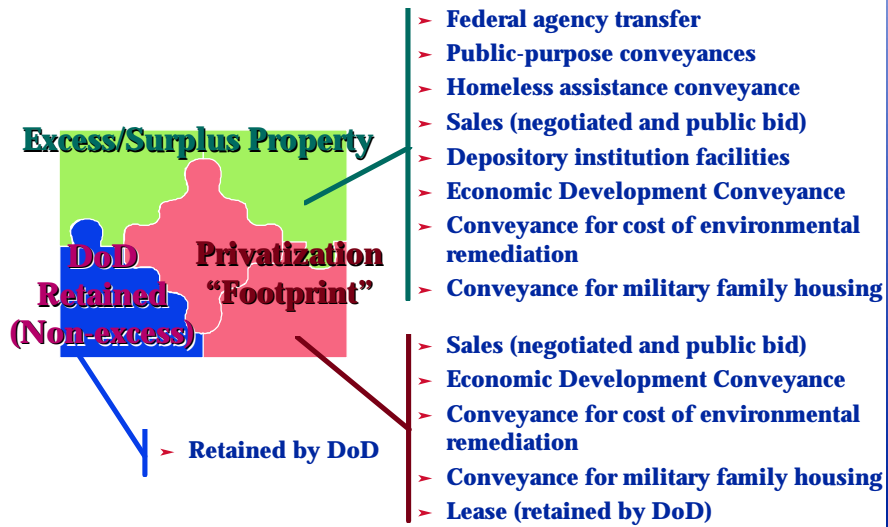


- **Separation of real estate transaction and mission privatization**
 - Property requested by LRA through EDC
 - Mission contract procured competitively
- **Property transaction**
 - Ownership traded for rent-free use
- **Mission contracting**
 - Complexity/number of contracts



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Property Conveyance Options for Privatization



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Reference: Base Reuse Implementation Manual, Appendix A and other appendices

AFBCA's Role in Support of Privatization



- **Support during development of privatization strategy**
- **On-site manpower/expertise**
- **Relieve AFMC of many community outreach/interface issues**
- **Real estate actions in support of privatization (where applicable)**
- **Conveyance of excess/surplus property**



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